

**PRELIMINARY  
STAFF REPORT  
2004 AREA PLANS REVIEW**

**SUPERVISOR DISTRICT(S):** PROVIDENCE

**APR ITEM(S) :** 04-II-8V

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**NOMINATOR(S):** Martin D. Walsh

**ACREAGE:** 0.53 Acres

**TAX MAP I.D. NUMBERS:** 48-4((1))1B

**GENERAL LOCATION:** NE Corner of Nutley St and Rt 29

**PLANNING AREA(S):** II

**District(s):** VIENNA

**Sector:** LEE (V1)

**Special Area(s):** N/A

**ADOPTED PLAN MAP:** 4-5 DU/AC

**ADOPTED PLAN TEXT:** Residential use at 4-5 du/ac. On an interim basis, pending widening of Route 29, non-residential use such as vehicle light service establishment may be appropriate with conditions. No freestanding retail uses.

For complete Plan text see <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area2/vienna.pdf>, Section V1, page 30

**PROPOSED PLAN AMENDMENT:**

Residential at 4-5 du/ac or .70 FAR for non-residential uses such as light service establishment, drive-in bank, drive-thru pharmacy, eating establishment, fast-food restaurant, financial institution, personal service establishment, repair service establishment, retail sales, service station or service station/mini-mart.

**CRITICAL ISSUES:**

**Land Use:** To the north of the subject property is an electrical substation; to the east is Old Nutley Street, which was closed to through traffic with residential development on the east side of Old Nutley Street. To the south of the subject property is a small strip of frontage along Route 29 which is vacant and to the west is a contiguous strip of property that is a fragment from the Hunters Branch mixed use development when Nutley Street was realigned to its present location.

The subject property is approximately ½ acre, zoned C-8, developed at .09 FAR and is within a Highway Corridor Overlay District. Under SE-94-P-015, approval was provided to renovate the existing facility for use as a vehicle light service station. Considerations of the SE included tree save, landscaping, right-of-way dedication, signage and access to Lee Highway limited to existing curb cut.

The nomination requests uses that are “Special Exception” uses under the zoning ordinance. Any special exception/special permit use would need to be carefully evaluated with the general guidance of the Plan. The nomination also requests up to .7 FAR. Under C-8 zoning, the maximum FAR permitted is 0.5 FAR which may be increased by the Board of Supervisors up to .7 FAR as part of a Special Exception.

**Transportation:** The proposed plan change would permit high traffic generating uses on the subject parcel that could potentially adversely impact the surrounding road network. The site is located adjacent to a congested intersection with high volumes of traffic. Site access would be greatly restricted by traffic flows along the frontage of the property. Should the proposed plan change be accepted, Plan text should continue to restrict access only to Old Nutley Street as well as the provision of other traffic mitigation as deemed appropriate by VDOT and the county.

The nominated parcel is potentially affected by the planned improvements of Lee Highway.

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**SUMMARY OF STAFF RECOMMENDATION:**

\_\_\_\_\_ Approve Nomination as Submitted  
\_\_\_\_\_ Approve Staff Alternative  
\_\_\_x\_\_\_ Retain Adopted Plan

The nomination requests uses that are “Special Exception” uses under the zoning ordinance. Any special exception/special permit use would need to be carefully evaluated with the general guidance of the Plan.

The current Plan language appropriately provides guidance that any non- residential use should be on an interim basis, pending the widening of Route 29, and that this use should not have adverse traffic, visual or other impacts on the adjacent single family neighborhood and road network. Freestanding retail uses are not appropriate.

Given the location and constraints of the subject property, non-residential uses as proposed by this nomination, at up .7 FAR are not appropriate.

